

**PISTORINO & ALAM  
CONSULTING ENGINEERS, INC.**

7171 S.W. 62<sup>nd</sup> Avenue, 4<sup>th</sup> Floor  
Miami Florida 33143  
(305) 669-2700 • Fax (305) 669-2165

**FAX**

<b>To:</b>	Mr. Philip Azan	<b>From:</b>	Sandra Jimenez
<b>Fax:</b>	(305) 535-7513	<b>Pages:</b>	8 Including Cover
<b>Phone:</b>	(305) 673-7000 ext. 6874	<b>Date:</b>	December 10, 2004
<b>Re:</b>	Castle Beach Club Condominium	<b>P&amp;A Job No.</b>	04-175

**MESSAGE**

Please find a copy of our letter regarding the above-referenced project. The original document will be sent via mail.

If you have any questions regarding the attachment, please contact this office.

If you have not received all pages, please inform us immediately.

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December 10, 2004

Mr. Robert Stone  
Kaufman Rossin, CPA  
2699 S. Bayshore Drive  
Miami Beach, Florida 33133

Via Facsimile  
(305) 857-6840 fax  
(305) 857-6710 ph

Re: **Engineering Inspections (PA 04-175-A)**  
**Court Mandated Tower Unit Inspections**

At: **Castle Beach Club Condominium**  
**5445 Collins Avenue**  
**Miami Beach, Florida 33140**

Dear Mr. Stone:

This letter is written as an interim report regarding the residential tower unit inspections. As our office was not allowed access to the units previously, the code violations and hazardous conditions discussed below were only recently discovered during the Court mandated inspections. Though we are not finished with our review of the complete tower (124 of 576 units completed), we have discovered many Life Safety issues regarding the electrical systems, that require immediate action. Our previous meeting with the City inspectors clearly outlined our responsibilities as the Court appointed engineers regarding the process for corrective action. Therefore, we are required to notify the City regarding these life safety violations and include our recommendations as to corrective action.

The hazardous conditions that our field personnel have found have been inspected by our electrical engineer, Mr. Jim Smith, P.E. The conditions described below are evident in all units examined in various degrees. A list of the units reviewed to date is included.

In units examined, verification of plumbing, electrical and HVAC items was conducted. Plumbing is not addressed in this report. Many units had full size refrigerators, stoves, microwaves and other small appliances installed as well as other work completed during recent renovations. The following electrical Life Safety conditions were found:

1. Units with full kitchens appliances, refrigerators, stoves, microwaves, were fed off existing general circuits. Verification of all circuits, including load, wire size and conduit is essential.
2. Most units do not have circuit breaker panels in the units. Most units are feed off corridor main panels without circuit identification. Verification of all circuits, including load, wire size and conduit is essential.
3. Some refrigerators were plugged into extension cords connected to a general use receptacle.

When the ceiling air conditioning return air grill was opened for examination of the blower motors, the conditions listed below were very evident. The dropped ceilings are used as return air plenums.

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1. The majority of electrical blower motors have been recently replaced
2. There are open electrical J-boxes with wires extending out of the boxes.
3. Electrical wires run from J-boxes to the A/C blower motor without conduits.
4. Electrical wires and flexible metal conduit are incorrectly terminated.
5. "Hot" Electrical wires cut and left hanging without terminations.
6. Electrical equipment ground wires cut or not grounded correctly.
7. Exposed electrical wires that have been spliced and wrapped in tape.
8. Nicks in exposed wiring that have been wrapped in tape.
9. When flexible metal conduit was used from a J-box, it was never connected to the motors correctly. Exposed wiring is in contact with rough metal edges of the metal conduit.
10. There were several cases where the flexible metal conduit was broken in the middle of the run and exposed wires are outside the conduit.
11. Some J-boxes are not secured correctly (hanging by conduit).
12. Exposed Romex wiring was used in several of the units in the ceiling space.
13. Exposed Romex wiring was used to power receptacles and televisions.

Other issues that are immediate Life Safety issues are:

1. During these and other renovations fire ratings have been breached in every wall between units and the egress corridors.
2. Balconies with no safety barrier in the railings (Unit 1029)
3. Balconies that have 1/8" acrylic plastic panels in railings (Unit 1016)
4. The Emergency Generator is not large enough for the 60 HP Fire pump, therefore the fire pump is not operational.
5. Recent renovations in the units are not Code compliant.

All of these Life Safety issues must be corrected in compliance with Building Code requirements. Until corrective action is undertaken, power to units with exposed wiring must be discontinued at a main panel so as to eliminate any potential fire hazard and electrical shock to the occupants. If there is a fire, there will be no fire sprinkler protection since the 60 HP Fire Pump is too large for the 60 KW Generator.

Unit Numbers Reviewed to Date

402, 403, 405, 408, 410, 412, 415, 420, 422, 424, 427, 428, 429, 430, 431  
514, 515, 519, 521, 526, 533  
602, 603, 604, 605, 607, 611, 620, 621, 622, 624, 625, 629, 630, 631, 632, 634, 635  
702, 703, 707, 710, 712, 715, 716, 718, 720, 721, 722, 724, 726, 731, 732  
804, 806, 807, 810, 811, 812, 814, 815, 818, 820, 821, 822, 825, 826, 831, 832, 833, 835  
904, 910, 911, 912, 919, 920, 922, 924, 927, 929, 931  
1002, 1003, 1006, 1016, 1026, 1027, 1029, 1032, 1034  
1102, 1104, 1105, 1107, 1108, 1111, 1112, 1115, 1116, 1121, 1123, 1124, 1126, 1130, 1133  
1202, 1203, 1218, 1221, 1226, 1228, 1230  
1430  
1508, 1509, 1523  
1620, 1623, 1626, 1629, 1631, 1633




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As you know, we are under a Court mandate and directive to do what is necessary to secure the safety of the building and its occupants. Therefore these electrical code violations must be addressed immediately. We are required by our licensing laws to notify the Building Official of such conditions.

If there are any questions please feel free to contact us at any time regarding any issue.

Very truly yours,

  
\_\_\_\_\_  
John Pistorino, P.E.,  
Principal  
\_\_\_\_\_  
Jim Smith, P.E.,  
Chief Electrical Engineer

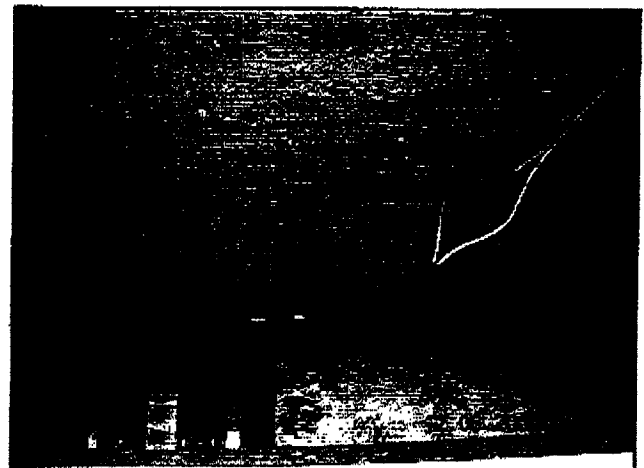
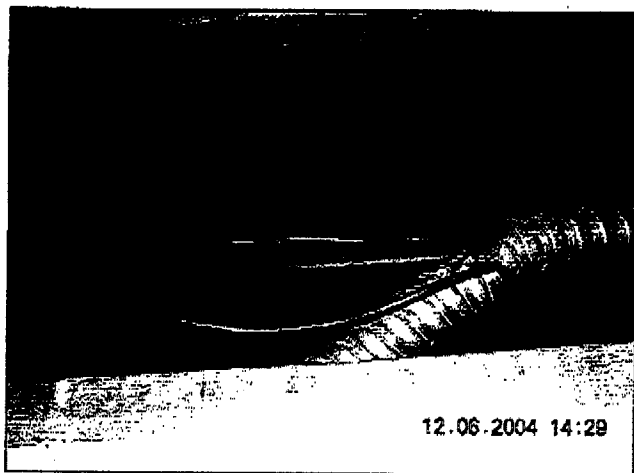
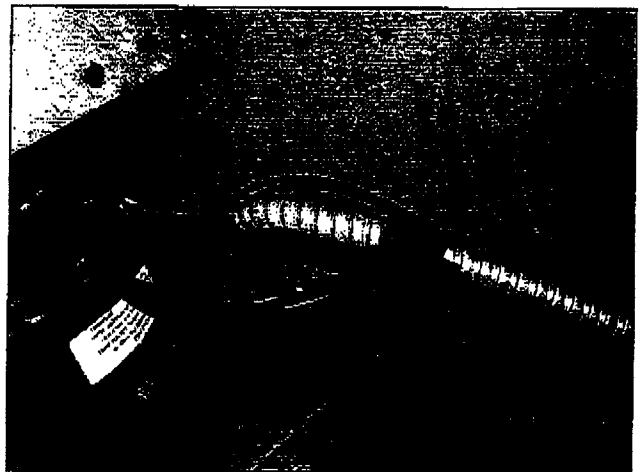
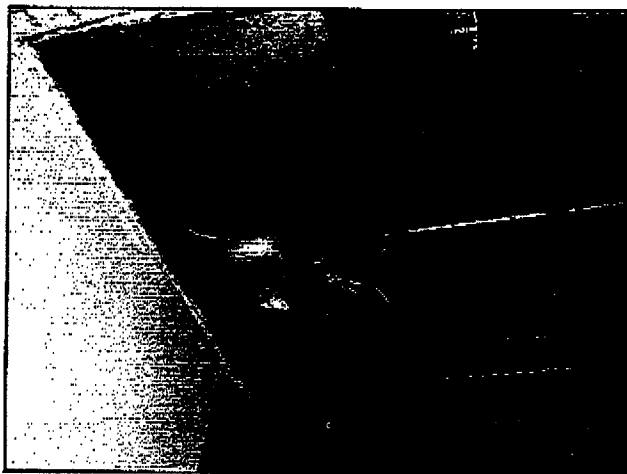
cc: Mr. Phil Azan, City Miami Beach 305 535-7513  
Mr. Helio de la Torre, Esq. 305 443-3292  
Mr. Richard Burton Esq. 305 867-8601  
Mr. Richard Goldstein Esq. 305 374-7632  
Mr. Juan Pierre Perez 305 867-8332

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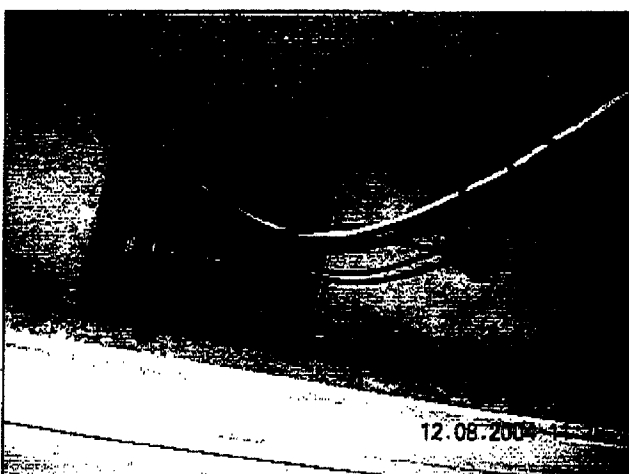
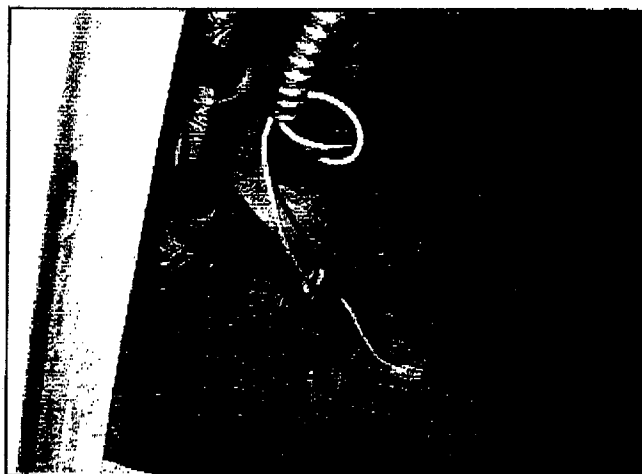
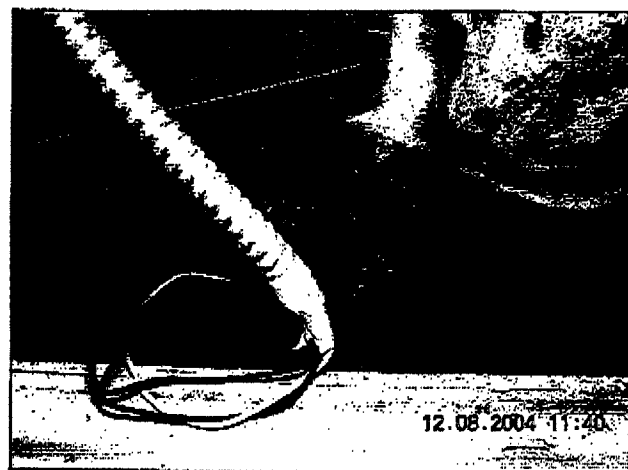
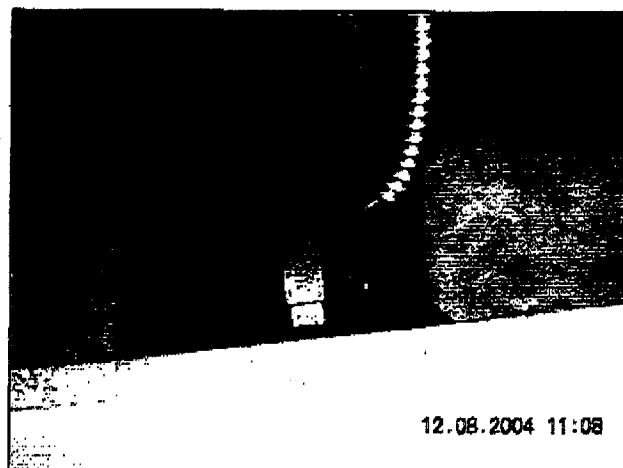
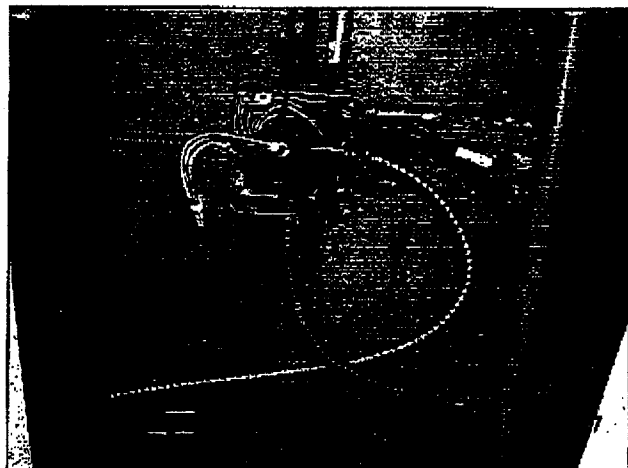


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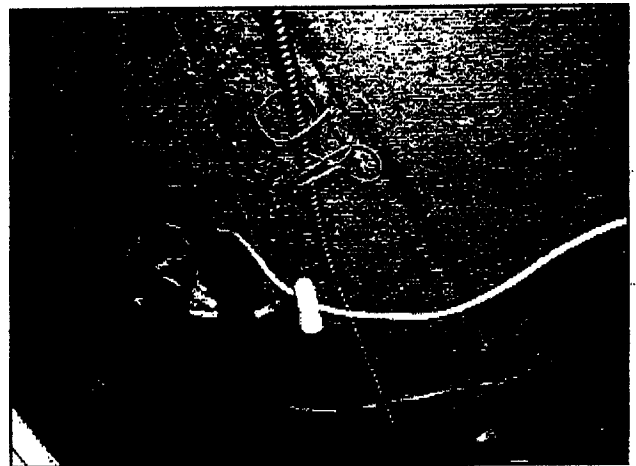
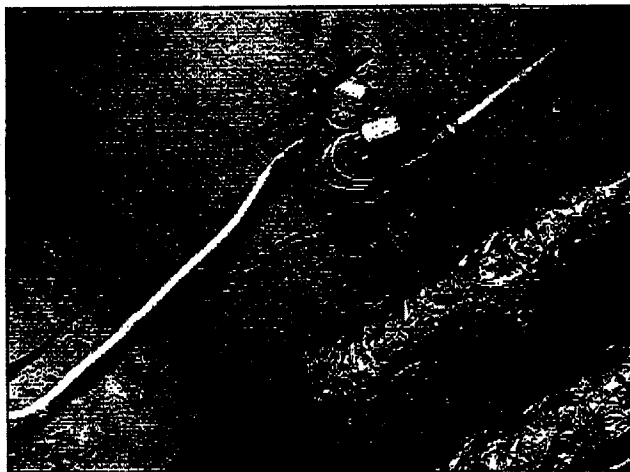
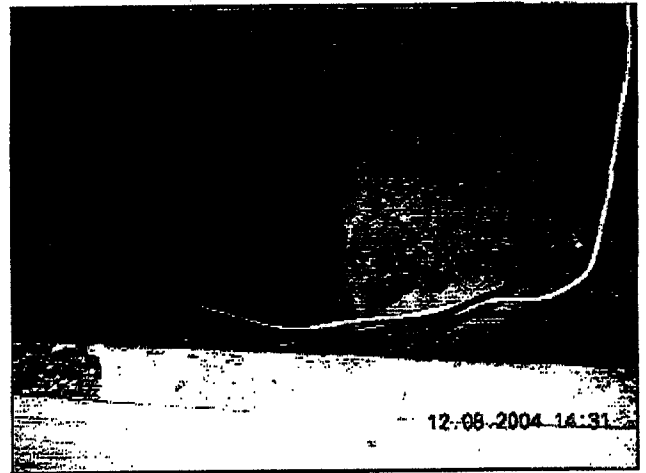
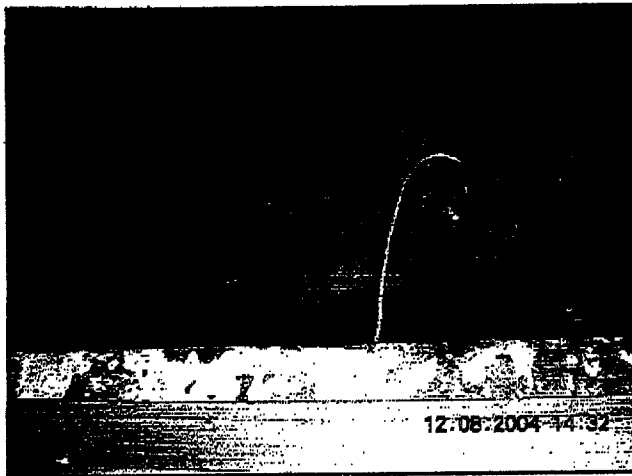
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